CANADA MORTGAGE AND HOUSING CORPORATION

RENTAL REPAIR AND RENOVATION IN CANADA

HOUSING AFFORDABILITY AND FINANCE

Research Report

This research project was (partially) funded by Canada Mortgage and Housing Corporation "CMHC". The contents, views and editorial quality of this report are the responsibility of the author(s) and CMHC accepts no responsibility for them or any consequences arising from the reader's use of the information, materials and techniques described herein.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this information in alternative formats, call 1 800 668-2642.

100-07255/

RENTAL REPAIR AND RENOVATION IN CANADA

Analysis and Highlights of the 1995 Rental Repair and Renovation Expenditure Survey

July, 1998

Prepared by:
Clayton Research Associates Limited
Project Manager: Patricia Arsenault

Prepared for:
Canada Mortgage and Housing Corporation
Project Manager: Roger Lewis

One of the ways CMHC contributes to the improvement of housing and living conditions in Canada is by communicating the results of its research. Contact CMHC for a list of available information products on a variety of social, economic, environmental and technical housing-related topics.

For more information call 1 800 668-2642 or visit us on the Internet: www.cmhc-schl.gc.ca

Cette publication est aussi disponible en français sous le titre : *Réparation et rénovation de logements en location au Canada*, PF0316.

This project was funded by Canada Mortgage and Housing Corporation (CMHC) but the views expressed are the personal views of the author(s) and CMHC accepts no responsibility for them.

Canadian Cataloguing in Publication Data

Rental repair and renovation in Canada: analysis and highlights of the 1995 rental repair and renovation expenditure survey

Issued also in French under title : Réparation et rénovation de logements en location au Canada.

ISBN 0-660-17687-4
Cat. No. NH15-291/1998E

1. Dwellings – Canada – Remodeling – Economic aspects.
2. Rental housing – Canada -- Remodeling – Economic aspects.
3. Apartment houses – Canada – Remodeling – Economic aspects.
I. Clayton Research Associates.
II. Canada Mortgage and Housing Corporation.

TH4816.R46 1998 643'.7'0971 C99-980013-2

© 1998 Canada Mortgage and Housing Corporation, All rights reserved. No portion of this book may be reproduced, stored in a retrieval system or transmitted in any form or by any means, mechanical, electronic, photocopying, recording or otherwise without the prior written permission of Canada Mortgage and Housing Corporation. Without limiting the generality of the foregoing no portion of this book may be translated from English into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

Printed in Canada
Produced by CMHC

ACKNOWLEDGEMENTS

Clayton Research wishes to acknowledge the assistance of Canada Mortgage and Housing Corporation, Research Division, in preparing this report. In particular, we appreciate the thoughtful and efficient support provided by the project managers, Roger Lewis and Tim Elliot, throughout the study process, as well as the insights of the review committee.

EXECUTIVE SUMMARY

This report presents data highlights and analysis from the Rental Repair and Renovation Expenditure Survey (RRRES). Statistics Canada conducted the RRRES on behalf of Canada Mortgage and Housing Corporation (CMHC), and Clayton Research Associates Limited analyzed the information for presentation in this report. Key findings of the study include:

- Repair and renovation work done by landlords on private rental units is a multi-billion dollar a year industry.

- Most private rental units (over 80 percent) underwent some type of repair and renovation work in 1995. Only a small proportion underwent extensive work (involving expenditures of at least $5,000 a unit), but this group accounted for one third of total spending.

- Essential work (i.e., repairs and maintenance) is much more common than desirable upgrades (i.e., additions, renovations and alterations, and new installations). About four out of five units underwent some repair and maintenance work, but only one in three received additions or new installations or underwent renovation.

- Average per unit repair and renovation spending by landlords on private rental units was highest in the Prairies and Ontario and lowest in Quebec and British Columbia.

- In general, average spending per unit was higher on lower density units (such as single-detached, doubles, row and duplexes) than on higher density units (high-rise and low-rise apartments).

- On average, rental units older than 25 years had more repair and renovation work done to them in 1995.

- Rental units accounted for approximately three out of every ten dollars spent on total residential repair and renovation work in Canada in 1995.

- Average per unit spending by landlords on repair and renovation work on private rental units was substantially lower than the amount spent by homeowners (about three quarters). Lower average spending on rental units appears, at least in part, to reflect the different composition of the rental and ownership stock. For example, apartment units comprise a much larger proportion of the rental stock, and average spending on this dwelling type, whether owned or rented, is below the average for all dwelling types.

TABLE OF CONTENTS

INTRODUCTION 1

Background 1

Objectives 1

Overview of Survey Methodology 1

Types of Work 2

Indicators of Data Quality 3

Report Structure 3

HIGHLIGHTS 4

Overview 4

Results by Type of Work 5

Results by Region 6

Results by Structural Type 8

Results by Period of Construction 9

Exploring Regional Variation in Repair and Renovation Spending 10

Summary of Key Findings 12

COMPARISON WITH HOMEOWNER SPENDING 13

Overview 13

Summary of Key Findings 15

APPENDIX A: Rental Repair and Renovation Expenditure Survey Questionnaire A-2

APPENDIX B: Survey Methodology B-2

APPENDIX C: Detailed Tabulations C-2

LIST OF FIGURES

Figure 1: Breakdown of Rental Repair and Renovation Expenditures by Source, Canada, 1995 4

Figure 2: Distribution of Private Rental Units and Total Repair and Renovation Spending by Amount of Spending Per Unit, Canada, 1995 4

Figure 3: Incidence of Repair and Renovation Spending on Private Rental Units by Type of Work, Canada, 1995 5

Figure 4: Average Repair and Renovation Spending Per Private Rental Unit by Type of Work, Canada, 1995 5

Figure 5: Total Repair and Renovation Spending on Private Rental Units by Type of Work, Canada, 1995 6

Figure 6: Total Repair and Renovation Spending on Private Rental Units by Region Canada, 1995 6

Figure 7: Average Repair and Renovation Spending Per Private Rental Unit by Type of Work by Region, Canada, 1995 7

Figure 8: Incidence of Repair and Renovation Spending on Private Rental Units by Type of Work by Region, Canada, 1995 7

Figure 9: Average Repair and Renovation Spending Per Private Rental Unit by Structural Type, Canada, 1995 8

Figure 10: Incidence of Repair and Renovation Spending on Private Rental Units by Structural Type of Unit by Region, Canada, 1995 8

Figure 11: Total Repair and Renovation Spending on Private Rental Units by Structural Type of Unit, Canada, 1995 9

Figure 12: Average Repair and Renovation Spending Per Private Rental Unit by Period Constructed, Canada, 1995 9

Figure 13: Incidence of Repair and Renovation Spending on Private Rental Units by Period Constructed, Canada, 1995 10

Figure 14: Total Rd Renovation Spending on Private Rental Units by Period Constructed, Canada, 1995 10

Figure 15: Variation in the Composition of the Private Rental Stock by Region, Canada, 1995 11

Figure 16: Comparison of Average Landlord Expenditures on Repairs and Renovations on Private Rental Units and Average Rents by Region 11

Figure 17: Total Residential Repair and Renovation Expenditures by Tenure, Canada, 1995 12

Figure 18: Average Repair and Renovation Spending Per Housing Unit by Type of Work and Tenure, Canada, 1995 12

Figure 19: Average Total Repair and Renovation Spending Per Housing Unit by Region and Tenure, Canada, 1995 13

Figure 20: Average Total Repair and Renovation Spending Per Housing Unit by Structural Type and Tenure, Canada, 1995 14

Figure 21: Distribution of Ownership and Private Rental Units by Structural Type, Canada, 1995 14

Figure 22: Distribution of Ownership and Private Rental Units by Period of Construction, Canada, 1995 15

INTRODUCTION

Background

This report presents analysis and data highlights from the Rental Repair and Renovation Expenditure Survey (RRRES).

Statistics Canada conducted the RRRES on behalf of Canada Mortgage and Housing Corporation (CMHC). Clayton Research Associates Limited analyzed the information for presentation in this report.

Objectives

Since 1988, through the Homeowner Repair and Renovation Expenditure Survey (HRRES), Statistics Canada has provided annual information on repair and renovation work undertaken by homeowners. However, no comparable information was available for rental units.

The main objective of the RRRES, therefore, was to fill this information gap by collecting information on the expenditures made by landlords on repairs and renovations to rental units.

The data collected will become the baseline data for future policy and program evaluations, thereby assisting federal and provincial government agencies in developing their housing programs.

The data will also be used in refining estimates of repair and renovation activity for the National Accounts.

As well, the data will be of interest to those involved in the renovation industry, including builders, renovators, building product manufacturers and suppliers, and lenders.

Overview of Survey Methodology

The survey covered only private rental units; public housing units were excluded. As well, the survey excludes spending by tenants on rental units; some information on repair and renovation spending by tenants, however, is available from Statistics Canada's Family Expenditure Survey (FAMEX).

As part of the June 1996 Labour Force Survey, tenants were asked to identify their landlord or property manager. Questionnaires were then mailed to those landlords or property managers, asking them to report on repair and renovation spending for the building or project that the identifying tenant lived in.

Completed questionnaires were returned by mail in a postage-paid return envelope. Landlords and property managers who failed to return the questionnaire were subsequently called and reminded to send it or were asked to provide the information over the phone.

In total, 8,245 landlords were eligible for the RRRES questionnaire; 4,062 interviews were completed for a response rate of 49.3 percent.

Information relating to expenditures made in the calendar year 1995 was collected in July, August and September of 1996. The questionnaire is reproduced as Appendix A.

Statistics Canada reported expenses according to building or project, then converted them to a per unit basis.

See Appendix B for more information on the survey methodology.

Types of Work

Respondents were asked to report repair and renovation expenditures (both costs of materials, and contracted work) for the following types of work:

- **Additions**: Structural extensions or additions to the property, such as rooms, decks, garages, carports, garden sheds, in ground swimming pools, fences, patios, driveways and major landscaping.

- **Renovations and alterations**: Work done that was intended to upgrade the property to acceptable building or living standards, to rearrange the interior space or to modernize existing facilities in order to suit changing needs without changing the type of occupancy. Includes jobs such as remodeling rooms, adding or replacing doors and windows, renovating exterior walls, upgrading insulation and adding eavestroughs. Includes any finishing in new homes, and the cost of any equipment and built-in appliances that were part of the renovation project. Excludes jobs that only included painting, wallpapering or other repairs and maintenance.

- **Replacement of equipment**: Installation of equipment that replaces an existing unit. Includes upgrading equipment to a superior level of quality and conversion from one type of unit to another (such as replacing an electric hot water heater with a gas fueled unit). Includes jobs such as replacing plumbing fixtures, heating or air conditioning equipment and built-in appliances such as ovens and dishwashers.

- **New installations**: The installation of equipment that did not previously exist on the property, or that was installed in addition to the equipment on the property. Examples are the same as in the replacement of equipment, the major difference being that new installations did not previously exist on the property.

- **Repairs and maintenance**: Expenditures made on an existing structure or piece of equipment to keep it in good working condition and appearance so as to maintain it in "as new" a condition as possible. Includes repairs to broken, damaged or malfunctioning components of the structure or equipment. Includes equipment service contracts and cleaning of equipment. Interior or exterior painting, wallpapering, repair of wall-to-wall carpets, eavestroughs and roof repairs, foundations and chimney repairs and maintenance and repair of heating and air-conditioning systems.

Combined, expenditures in the above five categories represent **all repairs and renovations**.

For analytical purposes, two subtotals are also used in this report:

- **Additions, renovations and new installations**: this subtotal includes three types of work – additions, renovations or alterations and new installations.

- **Repairs, maintenance and replacements**: this subtotal includes two types of work – repairs and maintenance and replacement of equipment.

These types of work categories, because they are consistent with those used to collect homeowner repair and renovation expenditures in the HRRES, allow for comparison between the two surveys.

The RRRES also collected information on **housekeeping costs**. These include costs related to regular housekeeping and maintenance, such as rug cleaning, window washing, grounds keeping, snow removal or garbage removal. However, housekeeping costs are not part of repair and renovation spending as defined above; therefore, they are not included in total repair and renovation expenditures as reported here.

Indicators of Data Quality

Statistics Canada has developed general guidelines to help readers understand the quality of data estimates. These guidelines are based on the size of the coefficients of variation related to sampling errors:

- **Aceptable** estimates have a low coefficient of variation (in the range of 0.0 percent to 16.5 percent);
- **Marginal** estimates have high coefficients of variation (in the range of 16.6 percent to 33.3 percent);
- **Unacceptable** estimates have very high coefficients of variation (more than 33.3 percent). Statistics Canada advises that conclusions based on "unacceptable" estimates will be unreliable and most likely invalid, and it recommends against their publication.

In this report, acceptable estimates have no accompanying marks. A single asterisk ("*") marks marginal estimates, and a double asterisk ("**") unacceptable estimates.

Report Structure

In addition to this **Introduction**, the report contains two main sections.

- **Highlights** Summarizes key survey results from the RRRES.
- **Comparison to Homeowner Repair and Renovation Spending** Compares the estimates of spending on private rental units with estimates for ownership units from the HRRES.

In addition to the main report, the report contains three appendices.

- **Appendix A** Reproduces the Labour Force Survey **Contact Information Form**, which was used to screen participants, and the **Rental Repair and Renovation Expenditure Survey** questionnaire.
- **Appendix B** Discusses the survey methodology in more detail.
- **Appendix C** Presents detailed tabulations for figures in the main report. These include data on the incidence of repair and renovation spending and the average spending per unit by type of work, region, structural type of building and period of construction. Tables are listed at the beginning of the appendix.

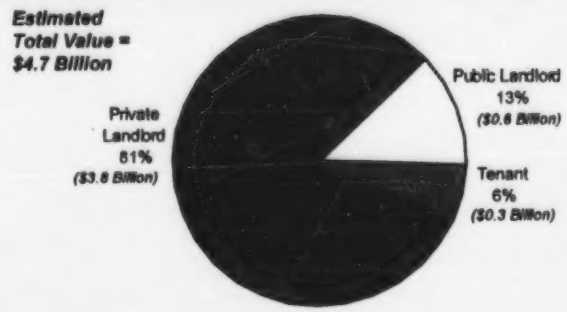
Overview

This section looks at overall spending on repair and renovation work done to private rental units.

Rental repair and renovation work is a multi-million dollar a year industry

- According to data from the RRRES, landlords spent an estimated total of $3.8 billion on repairs and renovation to private rental units in Canada in 1995.
- Comparable survey results are not available for public sector rental units; however, estimates suggest that repair and renovation work by public sector landlords accounted for approximately $0.6 billion in 1995[1].
- Not all repair and renovation work done on rental units is paid for by landlords. Using data from the **Family Expenditure Survey** (FAMEX), it is estimated that tenants spent another $0.3 billion out of their own pockets in 1995.
- Therefore, total repair and renovation expenditures to all rental units in Canada are estimated at $4.7 billion in 1995. Landlord spending on private rental units accounted for just over 80 percent of this amount (Figure 1).

Figure 1
Breakdown of Rental Repair and Renovation Expenditures by Source, Canada, 1995

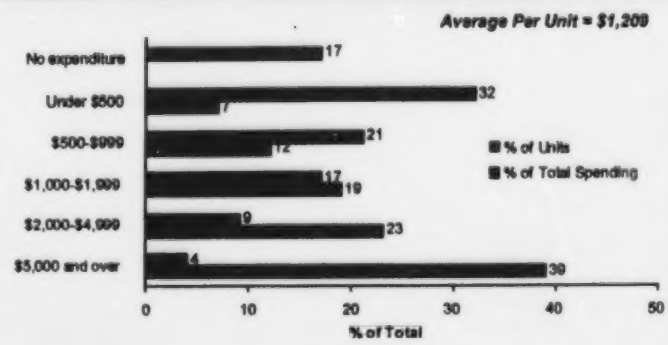


Source: Estimates by Clayton Research based on data from Rental Repair and Renovation Expenditure Survey 1995 and Family Expenditure Survey 1992

Most private rental units had some repair and renovation work done in 1995

- The vast majority of privately owned rental units in Canada – 83.2 percent – had some repair and renovation work done on them by landlords in 1995 (see Appendix C, Table C.1).
- The average amount spent per unit (including units where no work was done) was $1,209. If only units with expenditures are considered, the average was $1,454.

Figure 2
Distribution of Private Rental Units and Total Repair and Renovation Spending by Amount of Spending Per Unit, Canada, 1995



Source: Appendix C, Table C-2

[1] This estimate was derived by assuming that dwelling type specific average repair and renovating spending per unit by public sector landlords was the same as that of private sector landlords.

Only a small proportion of units underwent extensive work, but those units accounted for a large share of total spending

- Spending per unit varied widely around the average. For almost half of private rental units, less than $500 was spent in total by landlords on repairs and renovations in 1995 (Figure 2); this includes those with no expenditures.

- Only a small proportion of units underwent renovations worth $5,000 or more (about 4 percent). However, this group accounted for a substantial proportion of the total value of repair and renovation spending (over one third).

Landlords also incur costs for housekeeping

- Although they are not part of repair and renovation expenditures, respondents were also asked to report on housekeeping expenses (such as rug cleaning, window washing, grounds keeping and snow and garbage removal).

- Just over half (52.8 percent) of units incurred housekeeping expenses in 1995. The average reported cost per unit was $113 in 1995, for an aggregate expenditure of over $350 million.

Results by Type of Work

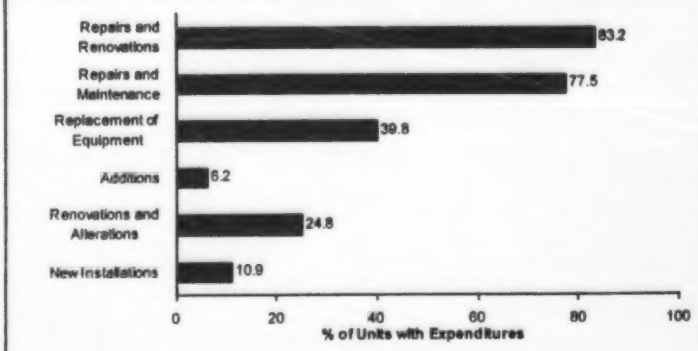
- This section focuses on the types of repair and renovation work that landlords undertook in 1995.

Repairs and maintenance are the most common type of work

- The most common type of repair and renovation work that landlords undertook involved repair and maintenance: over three quarters of private rental units had some repair and maintenance work done on them in 1995 (Figure 3).

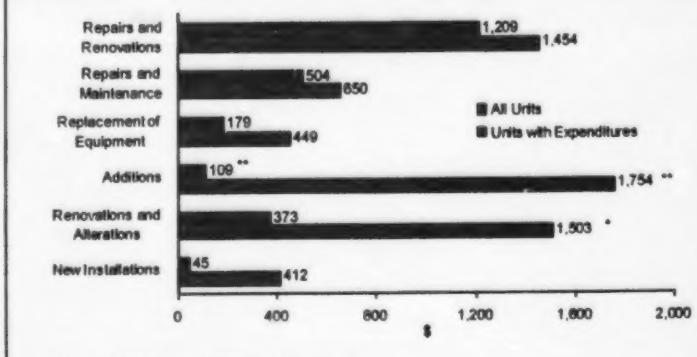
- Just under 40 percent of units had some existing equipment replaced in 1995.

Figure 3
Incidence of Repair and Renovation Spending On Private Rental Units by Type of Work, Canada, 1995



Source: Appendix C, Table C-1

Figure 4
Average Repair and Revovation Spending Per Private Rental Unit by Type of Work, Canada, 1995



* *Marginal estimate* ** *Unacceptable estimate*

Source: Appendix C, Table C-1

- Renovations and alterations, new installations and, in particular, additions were less common types of work.

Average spending was also highest for repairs and maintenance

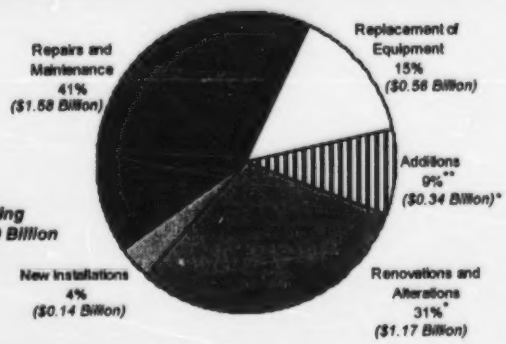
- Landlords spent just over $500 per unit on average for repairs and maintenance to private rental units - this type of work had the highest reported average spending (Figure 4).

- The second highest average spending per unit was for renovations and alterations ($373).

However, fewer units undergo renovations and alterations than repairs and maintenance each year. If only units that underwent renovations and alterations are considered, then the average per unit expenditure is much higher ($1,503).

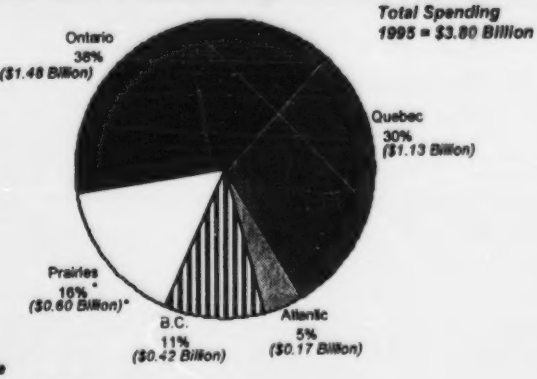
- Similarly, the low level of average spending per unit on additions $109) reflects the fact that few units underwent this type of work. If only units that received additions are considered, then the average per unit is much higher ($1,754).

Figure 5
Total Repair and Renovation Spending On Private Rental Units by Type of Work, Canada, 1995


Repairs and Maintenance 41% ($1.58 Billion)
Replacement of Equipment 15% ($0.58 Billion)
Additions 9%** ($0.34 Billion)*
Total Spending 1995 = $3.80 Billion
New Installations 4% ($0.14 Billion)
Renovations and Alterations 31%* ($1.17 Billion)

* Marginal estimate ** Unacceptable estimate
Source: Appendix C, Table C-1

Figure 6
Total Repair and Renovation Spending On Private Rental Units by Region, Canada, 1995


Total Spending 1995 = $3.80 Billion
Ontario 38% ($1.48 Billion)
Quebec 30% ($1.13 Billion)
Prairies 16%* ($0.60 Billion)*
B.C. 11% ($0.42 Billion)
Atlantic 5% ($0.17 Billion)

*Marginal estimate
Source: Appendix C, Table C-3

Landlords spent almost $1.6 billion on repairs and maintenance to private rental units in 1995

- At almost $1.6 billion, repair and maintenance work accounted for the largest portion of all repair and renovation spending by landlords on private rental units (Figure 5). Second in importance were renovations and alterations, at almost $1.2 billion.

Results by Region

- This section focuses on the variation in repair and renovation spending on private rental units by region.

Ontario and Quebec account for over two thirds of spending

- More than two out of every three rental repair and renovation dollars were spent on units located in Ontario and Quebec (Figure 6). Ontario and the Prairies (Manitoba, Saskatchewan and Alberta) accounted for a slightly higher share of rental repair and renovation than of private rental stock; in other regions, the opposite was true (see Appendix C, Table C-3).

Average spending was higher in the Prairies and Ontario

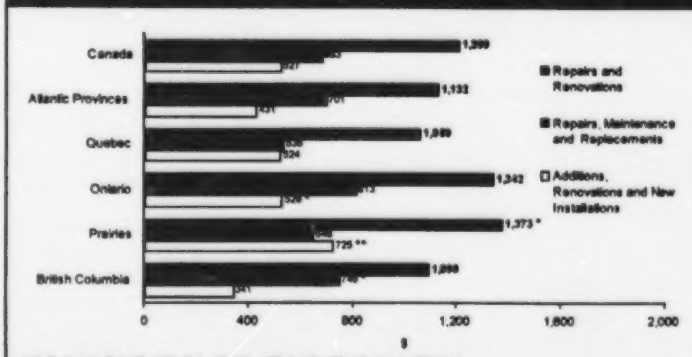
- Average repair and renovation spending per private rental unit varied substantially across the country (Figure 7). The highest total spending on average was reported for the Prairies and Ontario, at $1,373 and $1,342 respectively. Average total spending was lowest in Quebec and British Columbia.

- In Ontario, the higher total average was due to higher repairs, maintenance and replacement spending. In fact, Ontario landlords accounted for the highest average spending per unit on repairs, maintenance and replacements; Quebec landlords accounted for the least.

- In the Prairies, higher average total spending was due to more spending for additions, renovations and new installations. Landlords in the Prairies reported the highest average spending for additions, renovations and new installations (although this estimate should be treated with caution due to a very high coefficient of variation); the lowest spending was reported in British Columbia.

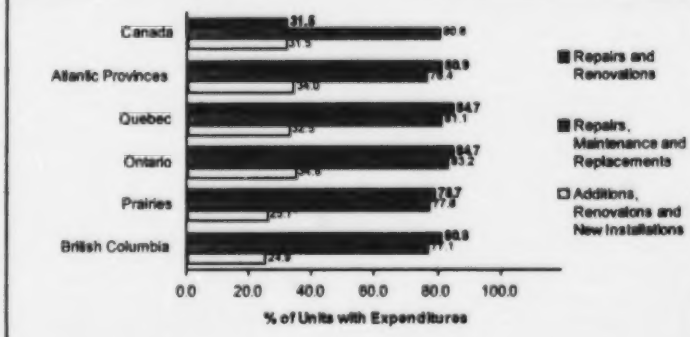
- As explained in later sections, average repair and renovation spending on private rental units varies by dwelling type and age of building. Therefore, variation in these factors by region may cause some of the variation in average repair and renovation spending. This issue will be explored later in the report.

Figure 7
Average Repair and Renovation Spending Per Private Rental Unit by Type of Work by Region, Canada, 1995



(1) Average for all units (i.e., those with and without expenditures)
** Marginal estimate ** Unacceptable*
Source: Appendix C, Table C-4

Figure 8
Incidence of Repair and Renovation Spending on Private Rental Units by Type of Work by Region, Canada, 1995



** Marginal estimate*
Source: Appendix C, Table C-4

The incidence of repair and renovation work is similar by region

- The overall incidence of repair and renovation work does not vary substantially by region; however, additions, renovations and new installations were somewhat less common in the Prairies and British Columbia (Figure 8).

Results by Structural Type of Unit

Average spending was highest for single-detached, double and duplex units

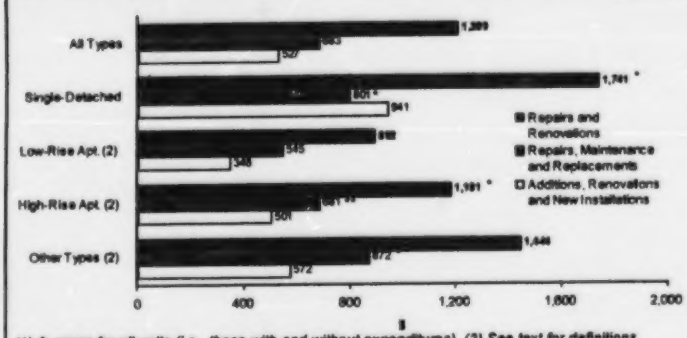
- This section examines variations in rental repair and renovation spending by structural type of unit. Because of data limitations, only four types are considered here: single-detached, low-rise apartments (units in apartment buildings of less than five storeys), high-rise apartments (units in apartment buildings of five or more storeys) and all "other types" combined (doubles, row houses, duplexes, mobile homes and any other types not classified elsewhere).

- Average reported repair and renovation spending per private rental unit varied substantially by the structural type of unit.

- In general, lower density units, such as single-detached and "other types" (primarily doubles, row houses and duplexes) were the object of significantly higher average spending than were apartments (Figure 9). In part, this may reflect the larger square footage on average for these types of units, as well as the higher rents generally associated with them.

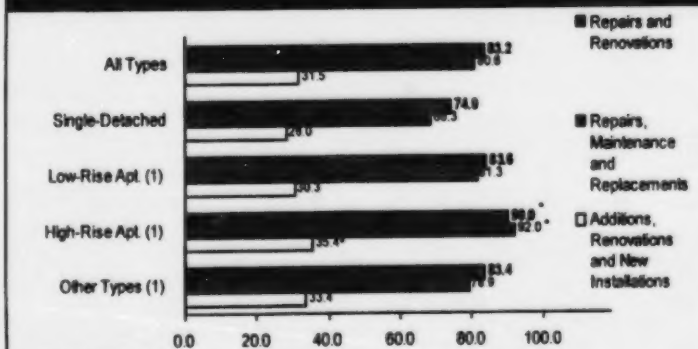
- The lower total average spending for apartments resulted from lower spending for both repairs and maintenance and for additions, renovations and new installations.

Figure 9
Average Repair and Renovation Spending Per Private Rental Unit by Structure Type, Canada, 1995



(1) Average for all units (i.e., those with and without expenditures) (2) See text for definitions.
** Marginal estimate ** Unacceptable estimate*
Source: Appendix C, Table C-8

Figure 10
Incidence of Repair and Renovation Spending on Private Rental Units by Structure Type, Canada, 1995



(1) See text for definitions.
** Marginal estimate*
Source: Appendix C, Table C-8

Repair and renovation work is undertaken most often on units in high-rise apartment buildings

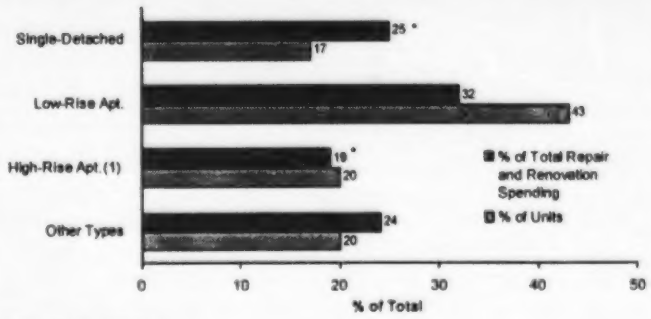
- The incidence of repair and renovation work by private sector landlords was highest for units in high-rise apartment buildings (Figure 10). Repair and renovation work by landlords was slightly less common on single-detached units, with the difference attributed primarily to repairs and maintenance.

- The lower incidence of repair and renovation work on single-detached units may in part reflect arrangements that tenants make with landlords to undertake and pay for their own repairs and maintenance.

Apartments comprise two thirds of private rental units but account for only half of repair and renovation spending

- About two-thirds of the stock of private rental units is made up of apartments, either high-rise or low-rise (Figure 11). Yet, because of the relatively low average repair and renovation spending on these types of units (particularly on low-rise units), they account for only about half of total repair and renovation spending.

Figure 11
Total Repair and Renovation Spending Per Private Rental Unit by Structure Type of Unit, Canada, 1995



(1) See text for definitions.
** Marginal estimate*
Source: Appendix C, Table C-5

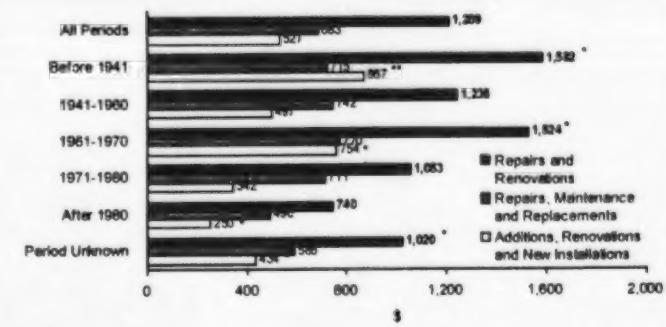
Results by Period of Construction

- This section focuses on variation in rental repair and renovation spending by age of dwelling, as shown by data on period of construction.

Average spending was much higher on units built before 1971

- Average spending on rental repairs and renovations was significantly higher for units that were at least 25 years old (that is, built before 1970) (Figure 12). The highest average spending was recorded for units built either before 1941 or in the 1961-1970 period.

Figure 12
Average Repair and Renovation Spending Per Private Rental Unit by Period Constructed, Canada, 1995



(1) Average for all units (i.e., those with and without expenditures)
** Marginal estimate, ** Unacceptable estimate*
Source: Appendix C, Table C-6

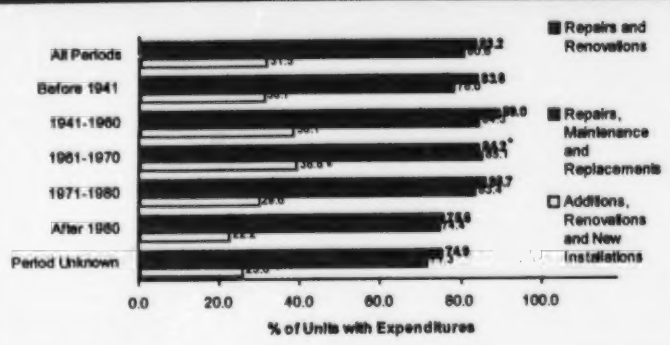
- With the exception of units built after 1980, average amounts spent on repairs and maintenance are similar regardless of when the units were built. For older units, however, average spending is generally higher for additions, renovations and new installations.

Incidence of spending was somewhat lower for newer units

- Repair and renovation work was undertaken somewhat less often on newer units (i.e., those built after 1980); this was the case for repair, maintenance and replacements and also for additions, renovations and new installations (Figure 13).

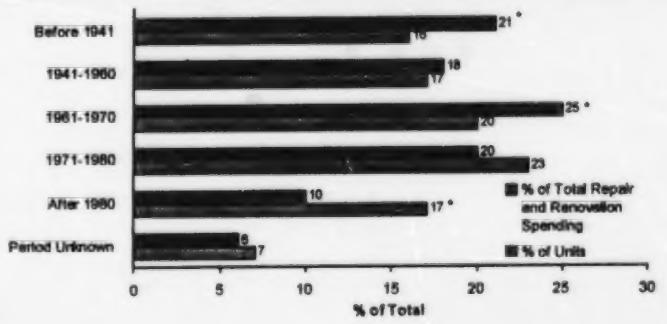
- The highest incidence of additions, renovations and new installations was reported for units built between 1941 and 1970.

Figure 13
Incidence of Repair and Renovation Spending on Private Rental Units by Period Constructed, Canada, 1995



* *Marginal estimate*
Source: Appendix C, Table C-6

Figure 14
Total Repair and Renovation Spending on Private Rental Units by Period Constructed, Canada, 1995



* *Marginal estimate*
Source: Appendix C, Table C-7

Almost half the spending goes to units built in the 1960s and 1970s

- Almost half of total private rental repair and renovation spending goes to units built between 1961 and 1980 (Figure 14).

- Units constructed after 1980 account for 17 percent of the private rental stock. However, because of the lower average spending, they account for only about 10 percent of all repair and renovation spending. Similarly, higher average spending on units built before 1941 means that they account for a disproportionately large share of repair and renovation spending considering the size of their share of the rental stock.

Exploring Regional Variation in Repair and Renovation Spending

- This section briefly examines some of the factors that contribute to regional variation in average landlord spending on repairs and renovations to private rental units.

Variations in structural type and age of stock play a role

- As already discussed, average repair and renovation spending is generally higher for non-apartment units and for units in older buildings (see Figures 9 and 12). This section explores to what extent variation in average repair and renovation spending by region (i.e., higher than average spending in Ontario and the Prairies, and lower than average spending in Quebec, British Columbia and the Atlantic Provinces) may reflect differences in the age and structural type of the private rental stock (Figure 15).

- In the **Atlantic Provinces**, the proportion of non-apartments in the stock is higher than average. All other things being equal, this should result in higher average repair and renovation spending; in fact, the amount of average spending is lower in this region.

- In **Quebec**, apartments comprise an overwhelming proportion of the stock. This

high volume more than offsets the slightly older nature of the stock and appears to be an important factor in lower than average repair and renovation spending.

- In **Ontario**, the size of the non-apartment segment of the stock and the proportion built before 1971 are similar to the Canada-wide averages; therefore, such factors do not help to explain higher average spending in Ontario.

- In the **Prairies**, the proportion of units built before 1971 is similar to the Canada-wide average; however, non-apartment units comprise a much larger proportion of the stock. This helps to explain the higher average repair and renovation spending in this region.

- In **British Columbia**, non-apartment units comprise a larger than average proportion of the stock. All other things being equal, this should suggest that average spending is higher, not lower, than in other regions. However, the fact that a much smaller than average proportion of the stock was built before 1971 offsets the high proportion of non-apartment units.

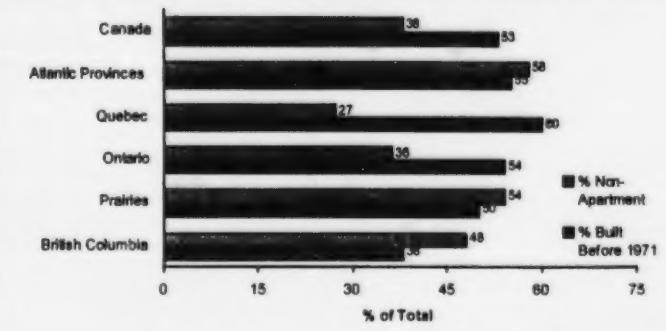
Repair and renovation spending in British Columbia is low relative to rents

- To some extent, average amounts spent on repair and renovation may also be a function of rents. Average repair and renovation spending per unit in 1995 was compared to annualized rents by region as shown in the 1996 Census of Canada (Figure 16).

- The comparison showed that in Ontario higher than average spending on repairs and renovations is consistent with higher average rents.

- However, in the Prairies, landlords are spending a relatively larger share of income (as approximated by rents) on repairs and renovations, while landlords in British Columbia are spending relatively less.

Figure 15
Variation in the Composition of the Private Rental Stock by Region, Canada, 1995



Source: Rental Repair and Renovation Expenditure Survey 1995

Figure 16
Comparison of Average Landlord Expenditures on Repairs and Renovations on Private Rental Units and Average Rents

Region	Average Repair and Renovation Expenditure Per Unit, 1995	Annualized Average Gross Rent May 1996*	Ratio of Repair and Renovation Expenditure to Average Rent
Atlantic	$1,132	$6,087	0.19
Quebec	$1,059	$6,072	0.17
Ontario	$1,342	$8,148	0.16
Prairies	$1,373	$6,214	0.22
British Columbia	$1,090	$8,448	0.13
Canada	$1,209	$7,140	0.17

* Includes both private and public rental units
Source: Appendix C, Table C-4 and Census of Canada 1996

Summary of Key Findings

- Repair and renovation work done by landlords on private rental units is a multi-billion dollar a year industry.

- Most private rental units – over 80 percent of them – underwent some type of repair and renovation work in 1995. Though only a small proportion underwent extensive work, involving at least $5,000 a unit, this group accounted for one third of total spending.

- Essential work (i.e., repairs and maintenance) is much more common than desirable upgrades (i.e., additions, renovations and alterations, and new installations). About four out of five units underwent some repair and maintenance work, but only one in three received additions, renovations or new installations.

- Average per unit repair and renovation spending by landlords on private rental units was highest in the Prairies and Ontario and lowest in Quebec and British Columbia.

- In general, average spending per unit was higher on lower density units (e.g, single-detached, doubles, row houses and duplexes) than on higher density units (e.g., high-rise and low-rise apartments).

- On average, rental units older than 25 years had more repair and renovation work done to them in 1995.

COMPARISON WITH HOMEOWNER SPENDING

Overview

- This section compares key aspects of repair and renovation spending by landlords on private rental units against similar expenditures made by homeowners on their principal residences.

Rental units account for about three out of every ten dollars spent on residential repairs and renovations

- As stated above, total repair and renovation spending by landlords on private rental units in Canada was approximately $3.8 billion in 1995. However, when estimates for spending on public sector units, as well as spending by tenants, are factored in, total expenditures on rental repairs and renovations is estimated at about $4.7 billion for that year.

- Estimates from the Homeowner Repair and Renovation Expenditure Survey (HRRES) indicate that repair and renovation spending by homeowners totalled about $12 billion in 1995. Thus, residential repair and renovation spending on all units, both owned and rented, amounted to about $16.7 billion for the year (Figure 17). Rental units alone accounted for 28 percent, which is somewhat less than their share of the total housing stock (34 percent).

Average spending by landlords is about three quarters that of homeowners

- As stated, the average spending on repairs and renovations for each private rental unit in 1995 was $1,209: this represents only about three quarters of the average of $1,660 that homeowners spent on their dwellings.

A higher proportion of rental spending goes to essential work

- Average per unit spending for desirable upgrades (i.e., additions, renovations and alterations and new installations) was much lower for rental than for owned units (Figure 18). However, average spending for essential work (i.e., repairs, maintenance and replacement expenditures) was slightly higher for rental units.

- Only 44 percent of rental repair and renovation spending went to additions, renovations and alterations and new installations (Appendix C, Table C-1). The comparable proportion for ownership units was a much higher 67 percent.

In all regions, average homeowner spending per unit was higher than landlord spending

- In every region, the average amount spent on repair and renovation per housing unit was higher for ownership units than for private rental units (Figure 19).

- However, the gap in spending varied. In British Columbia in particular, average spending per private rental unit was just over half the amount spent on

Figure 17
Total Residential Repair and Renovation Expenditures by Tenure, Canada, 1995

* Includes spending by private and public sector landlords and tenants.

Source: Estimates by Clayton Research based on data from Statistics Canada, Homeowner Repair and Renovation Expenditure 1995, Rental Repair and Renovation Expenditure 1995 and Family Expenditure in Canada 1992

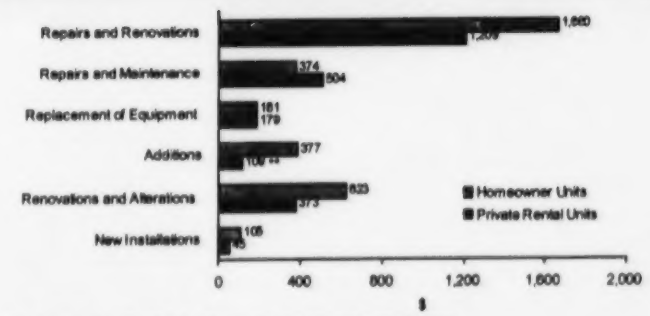
ownership units, compared to three-quarters for all regions.

- In the Prairies, on the other hand, average spending on rental units was only 6 percent lower than average spending by homeowners.

Lower average spending for rental units partly reflects the different composition of the stock

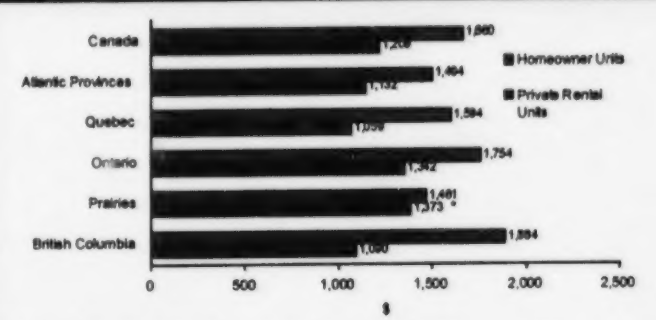
- Average repair and renovation spending for ownership and rental units was compared for different dwelling types.

Figure 18
Average Repair and Renovation Spending Per Housing Unit by Type of Work and Tenure, Canada, 1995



(1) Average for all units (i.e., those with and without expenditures)
*** Unacceptable estimate*
Source: Appendix C, Table C-1 and Statistics Canada, Homeowner Repair and Renovation Expenditure 1995

Figure 19
Average Total Repair and Renovation Spending Per Housing Unit by Structural Type and Tenure, Canada, 1995



(1) Average for all units (i.e., those with and without expenditures)
** Marginal estimate*
Source: Appendix C, Table C-4 and Statistics Canada, Homeowner Repair and Renovation Expenditure 1995

- For single-detached units, average spending on private rental units was very close to that for ownership units (Figure 20). For "other types" average spending was actually higher for private rental units than for ownership units.

- For apartment units, average repair and renovation spending on private rental units was much lower than average spending on ownership units.

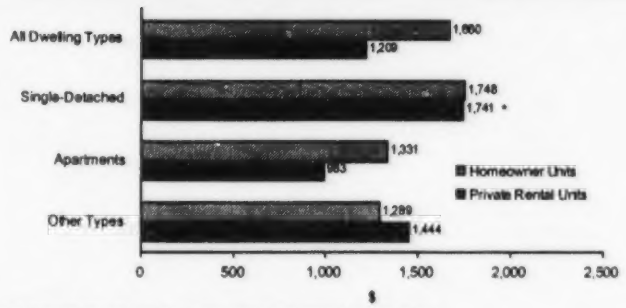
- The composition of the ownership and private rental housing stock by structural type adds to the significance of lower average spending on rental units (Figure 21): apartment units comprise a much larger proportion of the rental stock than of the ownership stock.

- The much lower average repair and renovation spending for rental as opposed to ownership units appears in large part to be a function of the larger proportion of the rental stock that is composed of apartments and the lower than average spending on apartment units in general.

Period of construction is not an obvious factor in differences

- If the rental stock were generally younger than the owned stock, this might help to explain lower average repair and renovation spending on private rental versus ownership units. However, this is not the case. In fact, the proportion of the private rental stock that is more than 25 years old (i.e., built before 1971) is higher

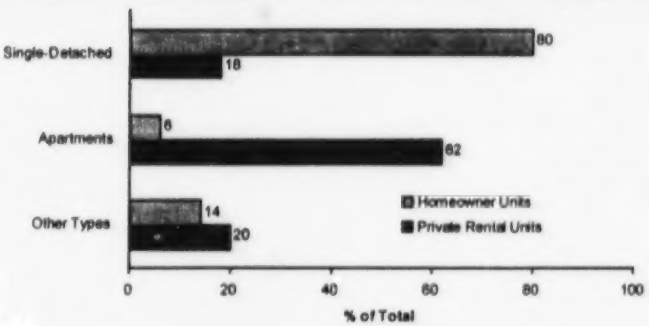
Figure 20
Average[1] Total Repair and Renovation Spending Per Housing Unit by Structural Type and Tenure, Canada, 1995



(1) Average for all units (i.e. those with and without expenditures)
** Marginal estimate*

Source: Appendix C, Table C-6 and Statistics Canada, Homeowner Repair and Renovation Expenditure 1995

Figure 21
Distribution of Ownership and Private Rental Units by Structural Type, Canada, 1995



Source: Appendix C, Table C-5 and Statistics Canada, Homeowner Repair and Renovation Expenditure 1995

than the proportion of ownership stock of a similar age (Figure 22).

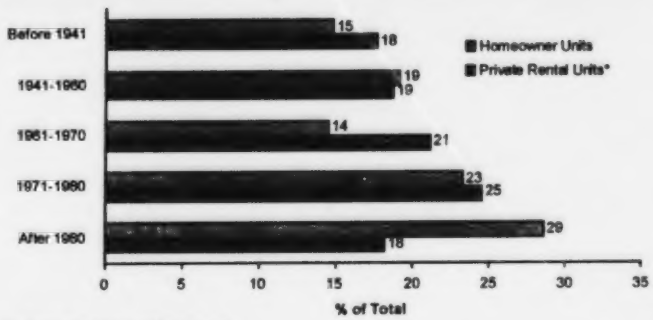
Summary of Key Findings

- Rental units accounted for approximately three out of every ten dollars spent on residential repair and renovation work in Canada in 1995.

- Average spending by landlords on repair and renovation work to private rental units was substantially lower than homeowner spending (about three quarters the amount). The difference was entirely due to lower spending on desirable upgrades for rental units (i.e., additions, renovations and alterations and new installations). Essential work (i.e., repair and maintenance) was higher on average for rental units.

- Lower average spending on rental units appears at least in part to reflect the different composition of the rental and owned stock. For example, apartment units comprise a relatively large proportion of the rental stock, and average spending on this dwelling type for both ownership and rental units is below the average for all dwelling types.

Figure 22
Distribution of Ownership and Private Rental Units by Period of Construction, Canada, 1995



** Excludes "Don't know/Not stated"*

Source: Appendix C, Table C-7 and Statistics Canada, Homeowner Repair and Renovation Expenditure 1995

APPENDIX A

Rental Repair and Renovation Expenditure Survey
Questionnaires

Rental Repair and Renovation Expenditure Survey

Enquête sur les dépenses de réparation et de rénovation de logements en location

F06B

Contact Information

Renseignements sur les contacts

1 ☐ Completed / Complété
2 ☐ Unable to contact/Vacant / Incapable de contacter/Vacant
3 ☐ Refusal / Refus
4 ☐ Out-of-scope / Hors du champ de l'enquête
☐ Tracing Required / Dépistage requis *(See Contact 1 and/or Contact 2) (Voir Contact 1 et/ou Contact 2)*

Introduction

Statistics Canada is conducting a survey about repair and renovation expenditures on rental properties. This will assist government agencies with their housing programs. Could you please provide the name, address and telephone number of your property manager, landlord or building superintendent?

Introduction

Statistique Canada mène une enquête sur les dépenses de réparation et de rénovation de logements en location. Les résultats de cette enquête aideront les organismes gouvernementaux à améliorer leurs programmes de logement. Pourriez-vous s'il-vous-plaît nous donner le nom, l'adresse et le numéro de téléphone du gestionnaire immobilier, propriétaire du logement ou du concierge de l'immeuble?

Contact 1: 1 ☐ Property manager / Gestionnaire immobilier 2 ☐ Landlord / Propriétaire 3 ☐ Superintendent / Concierge 4 ☐ Other / Autre _____

Surname - Nom de famille

Given name - Prénom

Company name (if applicable) - Nom de la compagnie (le cas échéant)

Telephone No. - Numéro de téléphone

Apt. No. - Address - No d'app. - adresse

Municipality - Municipalité

Province

Postal code / Code postal

☐ Tracing Required / Dépistage requis → Tracing Outcome / Résultat du dépistage 1 ☐ Unable to trace / Incapable de dépister 2 ☐ Generate Label (Parent) / Générer l'étiquette (Principale)

Date M DJ	Time / Heure H M	

Contact 2: 1 ☐ Property manager / Gestionnaire immobilier 2 ☐ Landlord / Propriétaire 3 ☐ Superintendent / Concierge 4 ☐ Other / Autre _____

Surname - Nom de famille

Given name - Prénom

Company name (if applicable) - Nom de la compagnie (le cas échéant)

Telephone No. - Numéro de téléphone

Apt. No. - Address - No d'app. - adresse

Municipality - Municipalité

Province

Postal code / Code postal

☐ Tracing Required / Dépistage requis → Tracing Outcome / Résultat du dépistage 1 ☐ Unable to trace / Incapable de dépister 2 ☐ Generate Label (Parent) / Générer l'étiquette (Principale)

Date M DJ	Time / Heure H M	

Comments - Commentaires

☐ See reverse / Au verso

75030-1732 1998-08

Statistics Canada / Statistique Canada

Canada

Special Surveys Division

Rental Repair and Renovation Expenditure Survey – 1995

Confidential when completed

Collected under the authority of the Statistics Act, Revised Statutes of Canada, 1985, Chapter S19.

Français au verso

E 1

For R.O. Use [1]

Final Status

To the Respondent

A. This survey is being conducted by Statistics Canada for the Canada Mortgage and Housing Corporation. The survey collects information about the expenditures incurred in 1995 for repairs and renovations to your residential rental unit(s) described in the address box. Your answers, combined with those of other landlords, property managers and agents will provide valuable information on the amount of work being done and its importance to the Canadian economy. Knowledge of these expenditures will enhance current CMHC programs, and will assist building suppliers and construction companies in planning for the future. Although the survey is voluntary, your participation is important if the results of the survey are to be accurate. Your responses are strictly confidential under the Statistics Act.

This questionnaire is designed to collect rental, repair and renovation expenditure data not only from landlords who own a single rental unit but also from landlords or property managers who own or manage entire buildings or projects.

Instructions

B. This questionnaire should be completed for the unit(s) at the address identified in the adjacent address box.

To answer the questions, enter a check in the appropriate circle ✓ or a number in the box provided. [0 3]

Please report expenditures for the calendar year 1995 or for the accounting year ending in 1995.

Return your completed questionnaire within the next 7 days in the postage paid envelope provided. If you have any questions, please phone your closest Statistics Canada regional office at the number provided at the end of the questionnaire.

C.

Address:

Unit(s):

Building address: _____

Q1. Please indicate at which level you are reporting expenses. *(Check only one)*

- Unit(s) ○ 1
- Building ○ 2
- Project/Site ○ 3
- Other ○ 4

If OTHER (please specify)

_____

Q2. Indicate the type and report the number of units for which you will be reporting expenditures. *(Check all that apply)*

		Type	Number of units
Single detached	01	○ ▶	
Double (side by side)	02	○ ▶	
Row or terrace (include town house/garden home/carriage home)	03	○ ▶	
Duplex (one above the other)	04	○ ▶	
Low rise apartment less than 5 stories (include triplex)	05	○ ▶	
High rise apartment more than 4 stories	06	○ ▶	
Hotel; rooming/lodging house; camp	07	○ ▶	
Mobile home	08	○ ▶	
Other *(Specify)* _____	09	○ ▶	
		Total	

Q3. Were any of the expenditures reported in question 2 for condominium unit(s)?

- Yes ○ 1
- No ○ 2

Q4. When was this structure originally built? *(Check only one)*

- After 1990 ○ 01
- 1981-1990 ○ 02
- 1971-1980 ○ 03
- 1961-1970 ○ 04
- 1951-1960 ○ 05
- 1941-1950 ○ 06
- Before 1941 ○ 07
- Don't know ○ 08

Q5. Enter the number of months you owned or managed this building in 1995.

[ ] [ ] (enter months)

8-5300-276: 1995-08-08 STC/SSD-040-06868

Statistics Canada / Statistique Canada

Canada

A. Questions 6 to 10 pertain to 5 main categories of expenditures incurred during 1995 for the property identified in the address box (Page 1).

Please include both the cost of materials and contracted work.

Exclude the cost of new units or any financing charges.

For condominium unit(s) exclude common area expenses such as hallways, elevators, entrance and grounds upkeep.

If you are unclear as to which category to use enter the amount in OTHER in Q12 and describe briefly the work done.

Question 13 is for total expenses in 1996 only.

The adjacent examples may assist you in determining in which of the 5 main categories an expenditure should be placed.

Report an individual expenditure only once.

Examples

B. If you add an addition which included a bathroom, the cost of the addition materials, construction and plumbing labour, and plumbing fixtures would be included in the total cost of the addition.

If you renovate a bathroom (ie. modernize or re-arrange) and upgrade the plumbing fixtures, the cost of the building materials, construction and plumbing labour, and plumbing fixtures would be included in the total cost of the renovations or alterations.

If you replace the current plumbing fixtures with fixtures of similar or higher quality in an existing bathroom, the cost of the plumbing labour and the replaced plumbing fixtures would be included in the total cost of replacement.

If you install NEW plumbing fixtures (ie. which previously didn't exist) in a bathroom, the cost of the plumbing labour and the plumbing fixtures would be included in the total cost of NEW installations.

If you repair the faucet or replace the toilet seat in a bathroom, the total cost woud be included in the total cost of repairs and maintenance.

Question	Examples of what to include	Total expenses for 1995
Q6. Was any major construction work in the form of **additions**, done on the property during 1995?	New garages / Car ports Structural extensions: Rooms /Decks/ Sheds Inground swimming pools Fences, Patios, Driveways, Landscaping Parking lots and parking garages	Yes 01 ○ → No 02 ○ $ .00
Q7. Were there any expenditures in 1995 for **renovations** or **alterations**? *The renovation could be interior work, exterior work or a combination of both.*	Remodelling Rooms Adding or Replacing Doors and Windows Renovating Exterior Walls / Siding Upgrading Insulation / Complete Re-roofing Addition of Eavestrough	Yes 03 ○ → No 04 ○ $ .00
Q8. Were there any expenditures in 1995 for **replacement** of existing equipment?	Plumbing Fixtures Heating or Air Conditioning Equipment Electrical Fixtures or Equipment (Include Wiring) Built-in appliances: Ovens and Dishwasher Wall to Wall Carpeting Other Fixtures or Built in equipment	Yes 05 ○ → No 06 ○ $ .00
Q9. Were there any expenditures in 1995 for **NEW Installations** of equipment that did not previously exist on the property?	Plumbing Fixtures Heating or Air Conditioning Equipment Electrical Fixtures or Equipment (Include Wiring) Built-in appliances: Ovens and Dishwasher Wall to Wall Carpeting Other Fixtures or Built in equipment	Yes 07 ○ → No 08 ○ $ .00
Q10. Were there any expenditures in 1995 for **repairs** and **maintenance**? ***Exclude:*** *Regular housekeeping/ maintenance work such as rug cleaning, window washing, grounds-keeping, snow removal, garbage removal etc...*	Painting (Interior or Exterior) Wall Papering /Plastering/Drywall Panelling/Tiling Repairs to Hard Surface Flooring Repairs to Wall to Wall Carpet Eavestrough and Roof Repairs Exterior Repairs to Soffit/Facia/Etc. Foundation and Chimney Repairs (Include Cleaning)/Caulking/Weather stripping, etc. Repairs to outdoor patios, fences and driveways/Heating and air conditioning system (Include service contracts)/Plumbing Electrical/Carpentry and others	Yes 09 ○ → No 10 ○ $ .00
Q11. Were there any expenditures in 1995 for regular **house-keeping/maintenance work**?	Rug Cleaning, Window Washing Groundskeeping, Snow Removal, Garbage Removal, Etc.	Yes 11 ○ → No 12 ○ $ .00
Q12. Were there any expenditures in 1995 other than those reported in Q6 to Q11? If yes, please describe _____	Repair and Renovation Expenses not reported in Q6 to Q11. **E 2**	Yes 13 ○ → No 14 ○ $ .00
Q13. For all units reported in Q2 what are your total projected expenditures for **1996**?	**Total Expenses for 1996**	$ .00

Thank you for your time and effort to complete this form

Comments _____

Statistics Canada Regional Offices

Atlantic Provinces
Halifax: 426-5212
Toll free service: 1-800-554-6088

Quebec
Montreal: 283-1011
Toll free service: 1-800-363-8720

Southern and Western Ontario
Toronto: 973-6544
Toll free service: 1-800-387-0714

Northern and Eastern Ontario
Sturgeon Falls: 753-4888
Toll free service: 1-800-461-1662 Ext. 230

Prairies
Regina: 780-5069
Toll free service: 1-800-263-1136

British Columbia
Vancouver: 666-3553
Toll free service: 1-800-663-0172

APPENDIX B

Survey Methodology

APPENDIX B: Survey Methodology

This brief discussion of the survey methodology is based on information taken from Statistics Canada documentation (**Microdata User's Guide: Rental Repair and Renovation Expenditure Survey 1995**, hereafter referred to as the "User's Guide") and on supplemental analysis performed by Clayton Research. For more detailed information, readers should contact Statistics Canada.

The Survey

The data presented in this report were collected from the **Rental Repair and Renovation Expenditure Survey** (RRRES). They cover expenditures made in calendar year 1995.

Statistics Canada, with the cooperation and financial support of Canada Mortgage and Housing Corporation, conducted the survey in July, August and September 1996 as a supplement to the Labour Force Survey (LFS).

This survey represented the first attempt ever to collect data on repair and renovation work performed on residential rental dwellings[1].

Coverage

The survey covers only private rental dwelling units, and only expenditures made by landlords. Repairs and renovations made to public rental units, or paid for by tenants, are excluded.

Tabulations and Analysis for This Report

Clayton Research Associates Limited generated the data, analysis and background tabulations for this report from a "public use" microdata file supplied by Statistics Canada. This public use file does not contain information that would reveal the identities of individual survey respondents.

Data Collection

The RRRES was administered in June 1996 to a sub-sample of dwellings in the **Labour Force Survey** (LFS) sample; therefore, its sample design is closely tied to that of the LFS. Following the LFS interview and any other supplementary survey in the household, the LFS interviewer completed a **Contact Information Form** (CIF) for those household units that reported renting their current dwelling. The names, addresses and telephone numbers of landlords or property managers – considered the most knowledgeable people regarding expenditures on the rental unit or building – were recorded. When this information was unavailable, or as a precautionary measure, information on the superintendent was collected in order to ensure an appropriate contact.

The CIFs were then sent to Statistics Canada's eight Regional Offices (ROs) for tracing and grooming. Gaps in the information on some forms were subsequently filled by tracing the landlord or property manager.

After all forms were completed, the grooming stage – which involves the matching of tenants and landlords – began. The grooming exercise yielded the final sample of landlords. Three types of matches were possible: one landlord may only have had one sampled unit in a building; one landlord may have had many sampled units in one building; or one landlord may have had one or many sampled units in more than one building. The grooming exercise yielded one questionnaire per building, independent of the number of units a particular landlord held in that building.

The next phase consisted of a mail-out of questionnaires to the landlords. Questionnaires were labelled with landlord or property manager information recorded on the CIF. Multiple questionnaires were sent to landlords or property managers with units in many buildings in the sample. Recipients were asked to fill in the questionnaires and to mail them in the enclosed postage-paid return envelope to the closest RO. Landlords and property managers who did not return their questionnaires were called and reminded to fill in and return them or were asked to provide information over the phone. About half of respondents provided information over the phone rather than through self-enumeration.

Sample Response

In total 11,400 rental households were eligible to receive the CIF questionnaire; the CIF interview was completed for 10,926 of these individuals for a response rate of 95.8 percent. The completed CIF interviews yielded 8,245 landlords who were eligible to receive the RRRES questionnaire (the difference being that some landlords were operating in the public sector, and some landlords had more than one unit in the sample). A total of 4,062 RRRES interviews were completed, for a response rate of 49.3 percent.

Response rates were somewhat higher in Quebec and somewhat lower in the Atlantic Provinces. Statistics Canada examined the responses to see if non-response related to size of property (i.e., whether a landlord was expected to report expenses for one, or more than one, unit); it was concluded that there was no non-response bias in this regard.

Weighting

Weighting of the sample was required to make the responses representative of the entire universe of private rental units. The weighting scheme used by Statistics Canada is relatively complicated, and it entailed several adjustments for this survey. Readers interested in more information on the weighting scheme should consult the User's Guide or contact Statistics Canada.

Treatment of Part-Year Owners or Managers

In cases where a respondent had not owned or managed the units in question for all of 1995, Statistics Canada prorated the reported expenditures to reflect a full year. For example, if a respondent indicated a certain amount of spending but had owned the building for only six out of twelve months that year, the value was doubled to approximate a full year's expenditures.

Additional Survey Information Excluded from This Report

Not all the information available in the public use microdata base has been included in this report. Data were excluded from the analysis primarily on the basis of small sample sizes and associated concerns about statistical reliability. Excluded information, which is available on the microdata file, includes:

- "Other" reported expenditures that did not fall into the standard repair and renovation work categories;
- whether or not the units were in a condominium building;
- number of months in 1995 the building was owned or managed by the respondents; and
- projected repair and renovation expenditures for 1996.

1. At the time of writing of this report (mid July 1998) there are no plans to repeat the survey as conducted for 1995. Instead, Statistics Canada plans to collect information on repairs and renovations to rental buildings as part of the survey of Real Estate Rental & Leasing and Property Management Industries. This survey will collect a range of information on these industries, and the information specifically related to repairs and renovations to rental buildings will be less comprehensive than that collected on the Rental Repair and Renovation Expenditure Survey.

APPENDIX C

Detailed Tabulations

List of Tables

Table C-1 Summary of Expenditures by Landlords on Repairs and Renovations by Type of Work, Private Rental Units, Canada 1995 ..... C-3

Table C-2 Summary of Expenditures by Landlords on Repairs and Renovations by Amount Spent Per Unit, Private Rental Units, Canada 1995 ..... C-3

Table C-3 Summary of Expenditures by Landlords on Repairs and Renovations by Type of Work, Private Rental Units, Canada 1995 ..... C-4

Table C-4 Summary of Expenditures by Landlords on Repairs and Renovations by Region, Private Rental Units, Canada 1995 ..... C-4

Table C-5 Incidence of Expenditures and Average Expenditures by Landlords on Repairs and Renovations by Region, Private Rental Units, Canada 1995 ..... C-5

Table C-6 Summary of Expenditures by Landlords on Repairs and Renovations by Structure Type, Private Rental Units, Canada 1995 ..... C-5

Table C-7 Summary of Expenditures by Landlords on Repairs and Renovations by Period of Construction, Private Rental Units, Canada 1995 ..... C-6

Table C-8 Incidence of Expenditures and Average Expenditures by Landlords on Repairs and Renovations by Period of Construction, Private Rental Units, Canada 1995 ..... C-6

Table C-1
Summary of Expenditures by Landlords on Repairs and Renovations by Type of Work, Private Rental Units, Canada, 1995

Type of Work	Units with Expenditures		Average Expenditure ($)		Aggregate Repair and Renovation Expenditure	
	Number	% of Total	All Units	Units with Expenditures	$Millions	% of Total
Repairs, Maintenance & Replacements	**2,535**	**80.6**	**683**	**848**	**2,148**	**56.5**
Repairs and Maintenance	*2,436*	*77.5*	*504*	*650*	*1,584*	*41.7*
Replacement of Equipment	*1,251*	*39.8*	*179*	*449*	*562*	*14.8*
Additions, Renovations & New Installations	**991**	**31.5**	**527**	**1,670**	**1,655**	**43.5**
Additions	*195*	*6.2*	*109* **	*1,754* **	*341* **	*9.0* **
Renovations and Alterations	*780*	*24.8*	*373*	*1,503* *	*1,172*	*30.8* *
New Installations	*343*	*10.9*	*45*	*412*	*141*	*3.7*
All Repairs and Renovations	**2,614**	**83.2**	**1,209**	**1,454**	**3,800**	**100.0**

** Marginal estimate (coefficient of variation between 16.6% and 33.3%)*
***Unacceptable estimate (coefficient of variation greater than 33.3%)*

Source: Clayton Research based on Statistics Canada Rental Repair and Renovation Expenditure Survey 1995 microdata file

Table C-2
Summary of Expenditures by Landlords on Repairs and Renovations by Amount Spent Per Unit, Private Rental Units, Canada, 1995

Spending Per Unit	Number of Records in Sample	Estimated Number of Units		Aggregate Repair and Renovation Expenditure	
		000s	% of All Units	$Millions	% of Total Expenditure
All Categories of Spending	4,062	3,143	100.0		
	All Repairs and Renovations				
No Expenditure	790	529	16.8		
With Expenditure	3,272	2,614	83.2	3,800	100.0
Under $500	1,321	1,005	32.0	247	6.5
$500-$999	760	657	20.9	458	12.0
$1,000-$1,999	622	531	16.9	723	19.0
$2,000-$4,999	408	295	9.4	875	23.0
$5,000 and over	159	123	3.9	1,498	39.4
No Amounts Reported (1)	2	2	0.1		

(1) Respondent indicated positive spending, but did not provide amount for any components of spending

Source: Clayton Research based on Statistics Canada Rental Repair and Renovation Expenditure Survey 1995 microdata file

Table C-3
Summary of Expenditures by Landlords on Repairs and Renovations by Region, Private Rental Units, Canada, 1995

Region	Number of Records in Sample	Estimated Number of Units		Estimated Units with Repair and Renovation Expenditures		Aggregate Repair and Renovation Expenditure	
		000s	% of All Units	000s	% of Units with Expenditures	$Millions	% of Total Expenditure
Atlantic	478	154	4.9	125	80.9	174	4.6
Quebec	1,472	1,066	33.9	903	84.7	1,129	29.7
Ontario	936	1,106	35.2	936	84.7	1,484	39.0
Prairies	791	435	13.8	342	78.7	597 *	15.7 *
British Columbia	385	382	12.2	308	80.8	416	11.0
Canada	4,062	3,143	100.0	2,614	83.2	3,800	100.0

** Marginal estimate (coefficient of variation between 16.6% and 33.3%)*
***Unacceptable estimate (coefficient of variation greater than 33.3%)*

Source: Clayton Research based on Statistics Canada Rental Repair and Renovation Expenditure Survey 1995 microdata file

Table C-4
Incidence of Expenditures and Average Expenditures by Landlords on Repairs and Renovations by Region, Private Rental Units, Canada, 1995

Region	Total Repairs and Renovations	Repairs, Maintenance & Replacements			Additions, Renovations & New Installations			
		Total Repairs, Maintenance, Replacements	*Repairs and Maintenance*	*Replace-ment of Equipment*	Total Additions, Renovations, New Install.	*Additions*	*Renovations and Alterations*	*New Installations*
Percent of Units with Expenditures								
Atlantic	80.9	76.4	*72.9*	*35.8*	34.0	*4.2 **	*26.4*	*12.3 **
Quebec	84.7	81.1	*79.4*	*30.0*	32.5	*6.0 **	*28.0*	*6.8 **
Ontario	84.7	83.2	*79.8*	*48.8*	34.8	*7.7 **	*24.5*	*16.4*
Prairies	78.7	77.6	*73.9*	*44.3*	25.7	*5.3 **	*21.5*	*10.0 **
British Columbia	80.8	77.1	*71.4*	*37.7*	24.9	*4.1 **	*19.8 **	*7.5 **
Canada	83.2	80.6	*77.5*	*39.8*	31.5	*6.2*	*24.8*	*10.9*
Average Dollar Expenditure For All Units								
Atlantic	1,132	701 *	*520 **	*181 **	431	*41 ***	*290 **	*99 ***
Quebec	1,059	535	*409*	*127 **	524	*52 **	*451*	*21 **
Ontario	1,342	813	*634 **	*179 **	529 *	*73 **	*386 ***	*70*
Prairies	1,373 *	648	*377*	*271*	725 **	*416 ***	*271 **	*38 **
British Columbia	1,090	749 *	*532 **	*217 **	341	*48 ***	*266*	*27 ***
Canada	1,209	683	*504*	*179*	527	*109 ***	*373*	*45*
Average Dollar Expenditure For Units With Expenditures								
Atlantic	1,399	917 *	*713 **	*505 **	1,267 *	*987 ***	*1,099 **	*804 ***
Quebec	1,251	660	*515*	*423 **	1,609 *	*858 **	*1,610 **	*314 **
Ontario	1,585 *	977 *	*794 **	*367 **	1,520 *	*943 **	*1,574 ***	*426*
Prairies	1,745 *	835	*510*	*612 **	2,822 **	*7,879 ***	*1,260 **	*375 **
British Columbia	1,349	971 *	*745 **	*576 **	1,370 *	*1,170 ***	*1,343 **	*357 ***
Canada	1,454	846	*650*	*449*	1,670	*1,754 ***	*1,503 **	*412*

** Marginal estimate (coefficient of variation between 16.6% and 33.3%)*
***Unacceptable estimate (coefficient of variation greater than 33.3%)*

Source: Clayton Research based on Statistics Canada Rental Repair and Renovation Expenditure Survey 1995 microdata file

Table C-5
Summary of Expenditures by Landlords on Repairs and Renovations by Structural Type, Private Rental Units, Canada, 1995

Structural Type	Number of Records in Sample	Estimated Number of Units		Estimated Units with Repair and Renovation Expenditures		Aggregate Repair and Renovation Expenditure	
		000s	% of All Units	000s	% of Units with Expenditures	$Millions	% of Total Expenditure
Single-detached	973	553	17.6	410	74.0	963	25.3 *
Low-rise apt. (1)	1,850	1,341	42.7	1,122	83.6	1,196	31.5
High-rise apt. (2)	246	616	19.6	554 *	90.0 *	728 *	19.1 *
All Other (3)	993	633	20.1	528	83.4	914	24.0
All Structural Types	4,062	3,143	100.0	2,614	83.2	3,800	100.0

(1) Less than 5 stories (2) 5 stories or more (3) Includes double, row, duplex, mobile and any other types not elsewhere classified
** Marginal estimate (coefficient of variation between 16.6% and 33.3%)*
***Unacceptable estimate (coefficient of variation greater than 33.3%)*

Source: Clayton Research based on Statistics Canada Rental Repair and Renovation Expenditure Survey 1995 microdata file

Table C-6
Incidence of Expenditures and Average Expenditures by Landlords on Repairs and Renovations by Structural Type, Private Rental Units, Canada, 1995

Structural Type	Total Repairs and Renovations	Repairs, Maintenance & Replacements			Additions, Renovations & New Installations			
		Total Repairs, Maintenance, Replacements	*Repairs and Maintenance*	*Replacement of Equipment*	Total Additions, Renovations, New Install.	*Additions*	*Renovations and Alterations*	*New Installations*
				Percent of Units with Expenditures				
Single-detached	74.0	68.3	*62.3*	*28.0*	29.0	*6.5 **	*20.9*	*8.8*
Low-rise apt. (1)	83.6	81.3	*79.2*	*36.6*	30.3	*3.5*	*25.6*	*8.2*
High-rise apt. (2)	90.0 *	92.0 *	*91.5*	*61.3 **	35.4 *	*10.8 **	*23.5 **	*20.6 **
All Other (3)	83.4	76.9	*73.5*	*36.0*	33.4	*7.1*	*27.8*	*9.1*
All Structural Types	83.2	80.6	*77.5*	*39.8*	31.5	*6.2*	*24.8*	*10.9*
				Average Dollar Expenditure For All Units				
Single-detached	1,741 *	801	*563*	*238*	941 *	*383 ***	*483*	*75 **
Low-rise apt. (1)	892	545	*393*	*152 **	346	*30 **	*294 **	*23*
High-rise apt. (2)	1,181 *	681 *	*552 **	*129 **	501 **	*78 ***	*362 ***	*63 **
All Other (3)	1,444	872 *	*640 **	*232*	572	*68 **	*456 **	*48 **
All Structural Types	1,209	683	*504*	*179*	527	*109 ***	*373*	*45*
				Average Dollar Expenditure For Units With Expenditures				
Single-detached	2,352 *	1,173	*803*	*851 **	3,355 *	*5,885 ***	*2,309*	*848 **
Low-rise apt. (1)	1,066	670	*496*	*415 **	1,143	*853 **	*1,146 **	*277 **
High-rise apt. (2)	1,312 *	739 *	*603 **	*210 **	1,413 **	*698 ***	*1,543 ***	*306 **
All Other (3)	1,731	1,106 *	*871 **	*644*	1,713	*954 **	*1,638 **	*534 **
All Structural Types	1,454	848	*650*	*449*	1,670	*1,754 ***	*1,503 **	*412*

(1) Less than 5 stories (2) 5 stories or more (3) Includes double, row, duplex, mobile and any other types not elsewhere classified
** Marginal estimate (coefficient of variation between 16.6% and 33.3%)*
***Unacceptable estimate (coefficient of variation greater than 33.3%)*

Source: Clayton Research based on Statistics Canada Rental Repair and Renovation Expenditure Survey 1995 microdata file

Table C-7
Summary of Expenditures by Landlords on Repairs and Renovations by Structural Type, Private Rental Units, Canada, 1995

Period of Construction	Number of Records in Sample	Estimated Number of Units		Estimated Units with Repair and Renovation Expenditures		Aggregate Repair and Renovation Expenditure	
		000s	% of All Units	000s	% of Units with Expenditures	$Millions	% of Total Expenditure
After 1980	706	528	16.8	399	75.6	391	10.3
1971-1980	835	718	22.8	615	85.7	756	19.9
1961-1970	670	616	19.6	518	84.2 *	939 *	24.7 *
1941-1960	734	545	17.4	485	89.0	675	17.8
Before 1941	814	514	16.4	430	83.6	814 *	21.4 *
D.K./N.S. (1)	303	221	7.0	166	74.9	226	5.9
All Periods	4,062	3,143	100.0	2,614	83.2	3,800	100.0

(1) Don't know/not stated
** Marginal estimate (coefficient of variation between 16.6% and 33.3%)*
***Unacceptable estimate (coefficient of variation greater than 33.3%)*

Table C-8
Incidence of Expenditures and Average Expenditures by Landlords on Repairs and Renovations by Period of Construction, Private Rental Units, Canada, 1995

Period of Construction	Total Repairs and Renovations	Repairs, Maintenance & Replacements			Additions, Renovations & New Installations			
		Total Repairs, Maintenance, Replacements	*Repairs and Maintenance*	*Replacement of Equipment*	Total Additions, Renovations, New Install.	*Additions*	*Renovations and Alterations*	*New Installations*
Percent of Units with Expenditures								
After 1980	75.6	74.4	*72.4*	*34.7*	22.2	*5.2 **	*14.2*	*10.0 **
1971-1980	85.7	83.4	*79.8*	*47.8*	29.6	*5.8 **	*23.3*	*7.9 **
1961-1970	84.2 *	85.1	*83.8*	*50.5 **	38.8 *	*11.8 **	*33.4 **	*16.0 **
1941-1960	89.0	84.3	*80.6*	*34.1*	38.1	*4.7*	*27.9*	*14.6 **
Before 1941	83.6	78.0	*72.7*	*32.5*	30.7	*3.4 **	*25.9*	*6.3 **
D.K./N.S. (1)	74.9	71.3	*68.2*	*27.2 **	25.6 *	*4.2 ***	*21.4 **	*5.8 ***
All Periods	83.2	80.6	*77.5*	*39.8*	31.5	*6.2*	*24.8*	*10.9*
Average Dollar Expenditure For All Units								
After 1980	740	490	*331*	*160 **	250 *	*79 **	*129 **	*42 ***
1971-1980	1,053	711 *	*519 **	*192*	342	*82 ***	*236 **	*24 **
1961-1970	1,524 *	770 *	*577 **	*193 **	754 **	*75 **	*639 ***	*40 **
1941-1960	1,238	742	*584*	*158*	497	*54 **	*375*	*68 **
Before 1941	1,582 *	715	*543*	*173*	867 **	*314 ***	*483 **	*70 **
D.K./N.S. (1)	1,020 *	586 *	*376 **	*209 ***	434 *	*17 ***	*398 **	*19 ***
All Periods	1,209	683	*504*	*179*	527	*109 ***	*373*	*45*
Average Dollar Expenditure For Units With Expenditures								
After 1980	979	658	*457*	*460 **	1,127 *	*1,515 ***	*909 ***	*418 ***
1971-1980	1,229	852 *	*651 **	*401 **	1,158 *	*1,417 ***	*1,014 **	*305 **
1961-1970	1,811 *	904 *	*689 **	*381 **	1,945 **	*635 ***	*1,915 ***	*250 ***
1941-1960	1,391	880	*724*	*462 **	1,302	*1,131 ***	*1,346*	*464 ***
Before 1941	1,893 *	916	*747*	*532*	2,827 **	*9,300 ***	*1,866 **	*845 **
D.K./N.S. (1)	1,361 *	822 *	*552 **	*769 ***	1,895 *	*398 ***	*1,856 ***	*336 ***
All Periods	1,454	846	*650*	*449*	1,670	*1,754 ***	*1,503 **	*412*

(1) Don't know/not stated
** Marginal estimate (coefficient of variation between 16.6% and 33.3%)*
***Unacceptable estimate (coefficient of variation greater than 33.3%)*

Source: Clayton Research based on Statistics Canada Rental Repair and Renovation Expenditure Survey 1995 microdata file